

PRELIMINARY - NOT FOR CONSTRUCTION



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SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES
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LANDSCAPE ARCHITECT
ARCADIA STUDIO, INC.
202 East Cota Street
Santa Barbara, CA 93101
TEL (805) 962-9055

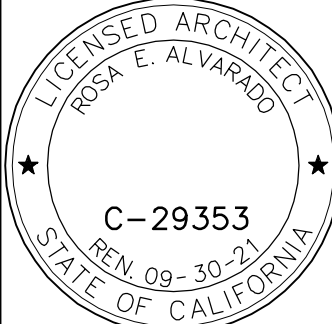
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GREER STRUCTURAL ENGINEERING
971 Cheltenham Road
Santa Barbara, CA 93105
TEL (805) 452-3031

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MECHANICAL ENGINEERING CONSULTANTS, INC.
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TEL (805) 957-4632

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TEL (805) 658-0003

ELECTRICAL ENGINEER
ALAN NOELLE ENGINEERING
1616 Anacapa Street
Santa Barbara, CA 93101
TEL (805) 563-5444

ARCHITECT STAMP



CONSULTANT STAM



AGENCY APPROVAL

REVISIONS

[illegible]

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PROJECT OWNER & TITLE

REVERE CAPITAL, LLC
2301 CEDAR SPRINGS ROAD
SUITE 200
DALLAS, TX 75201

WATER UTILITIES IMPROVEMENTS

SHEET TITLE

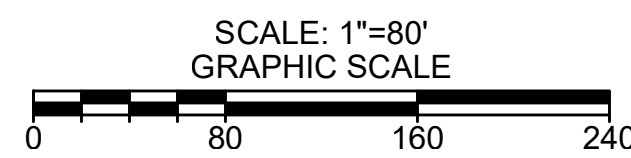
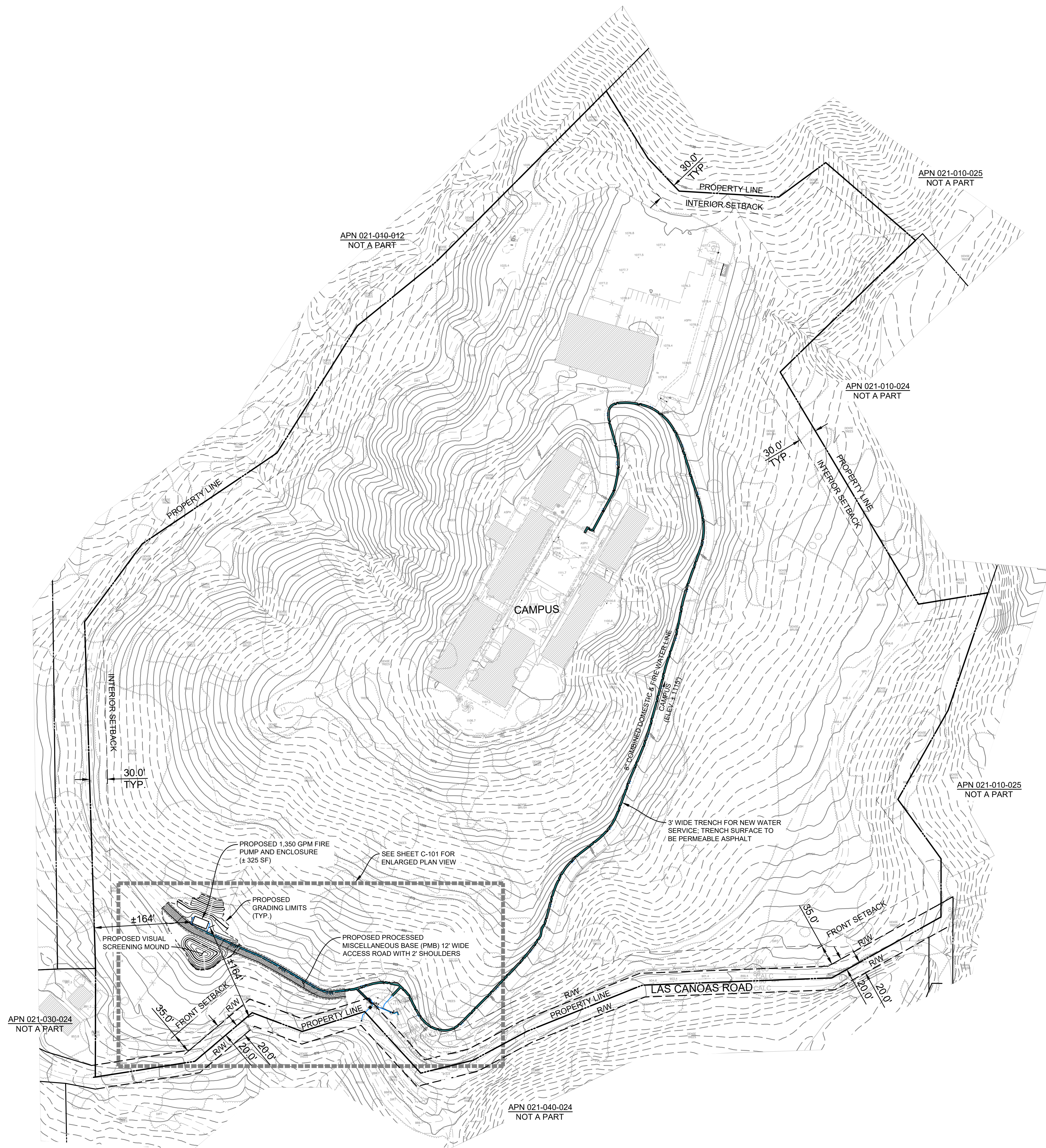
WATER SYSTEM IMPROVEMENT PLAN OVERVIEW

DRAWN BY: KMS

JOB NUMBER: 18045.04

C-102

DATE: JANUARY 17, 2020

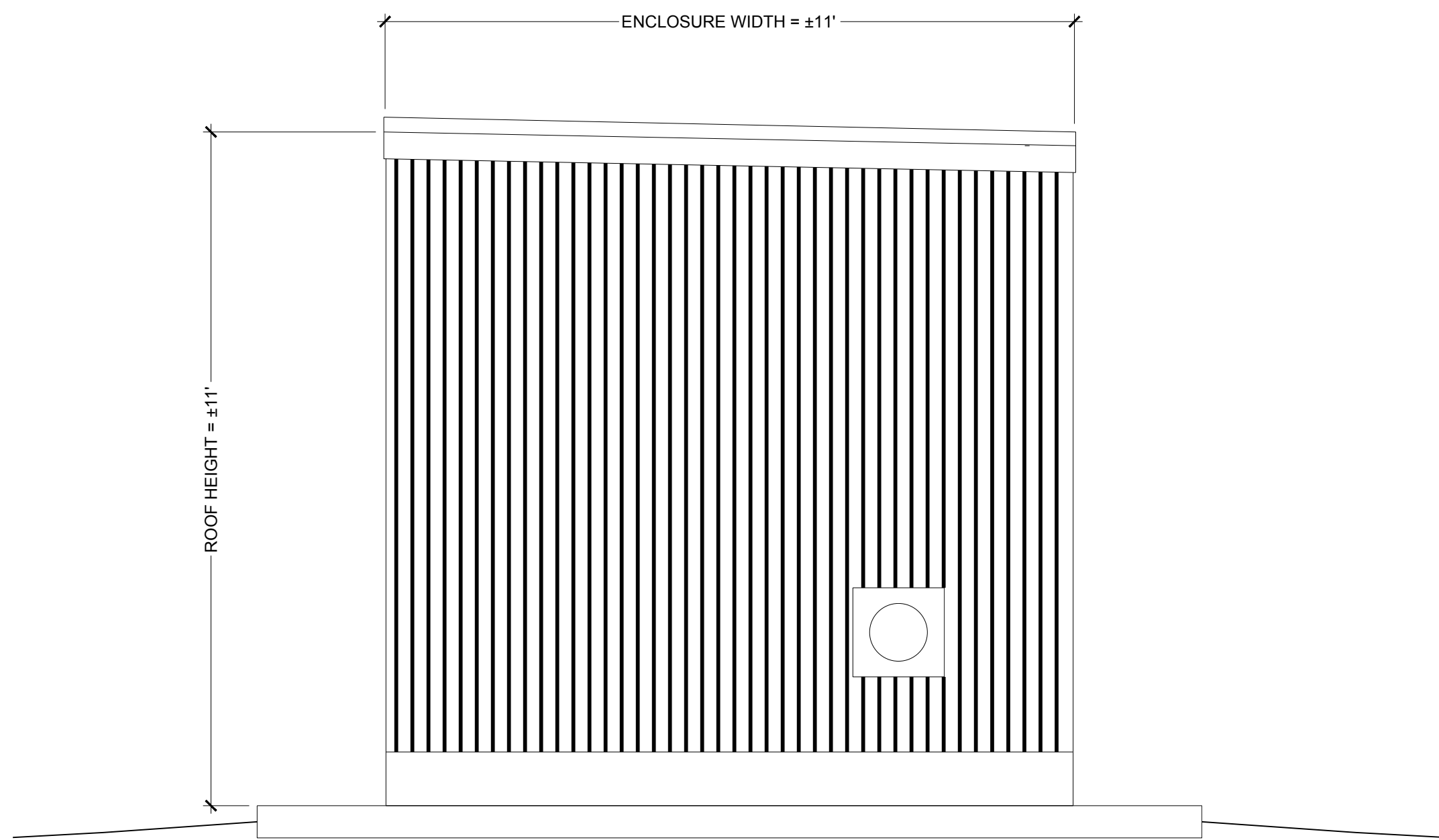


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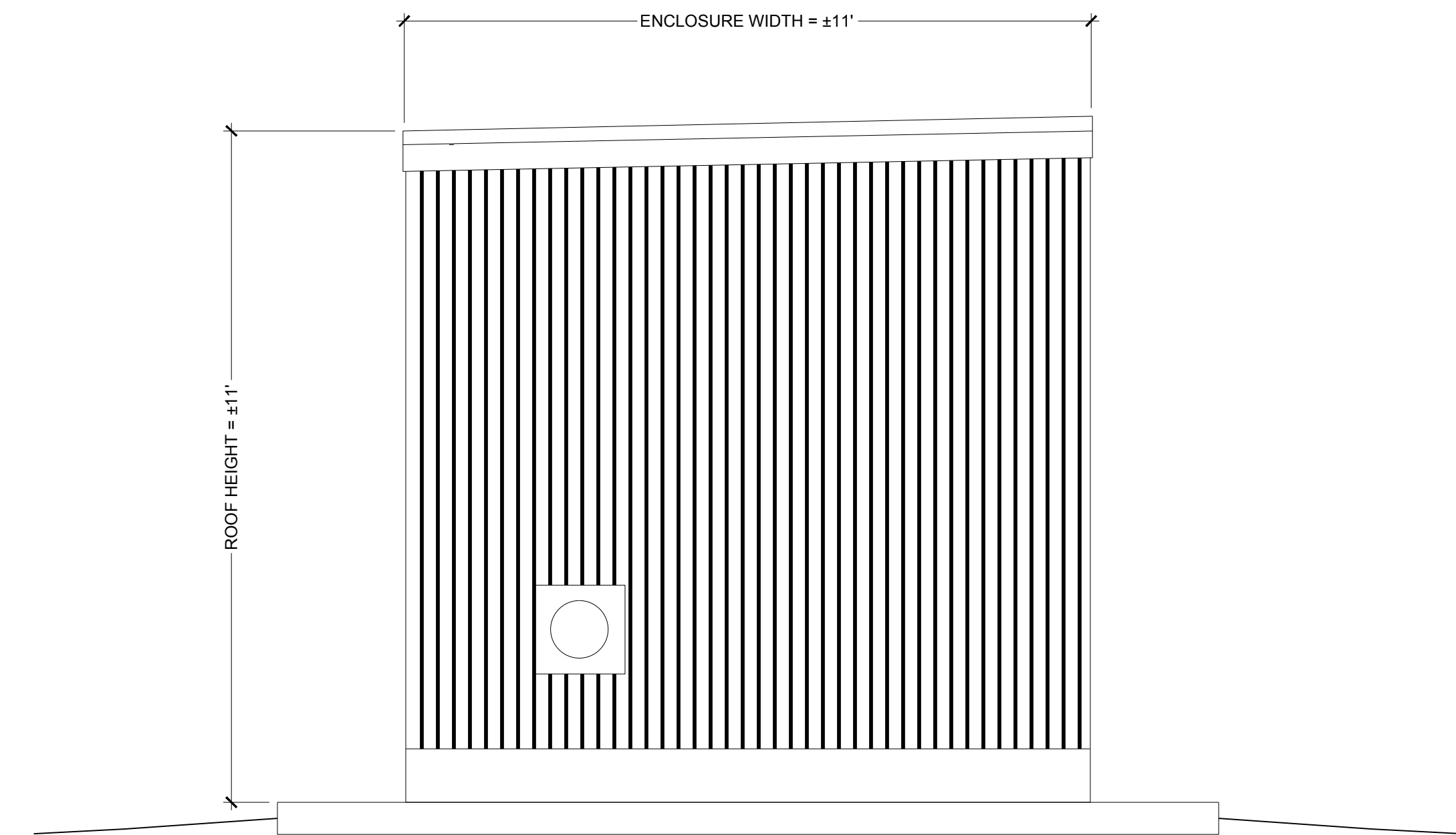
POWDERCOATED
METAL EXTERIOR
(COLOR AS SHOWN)



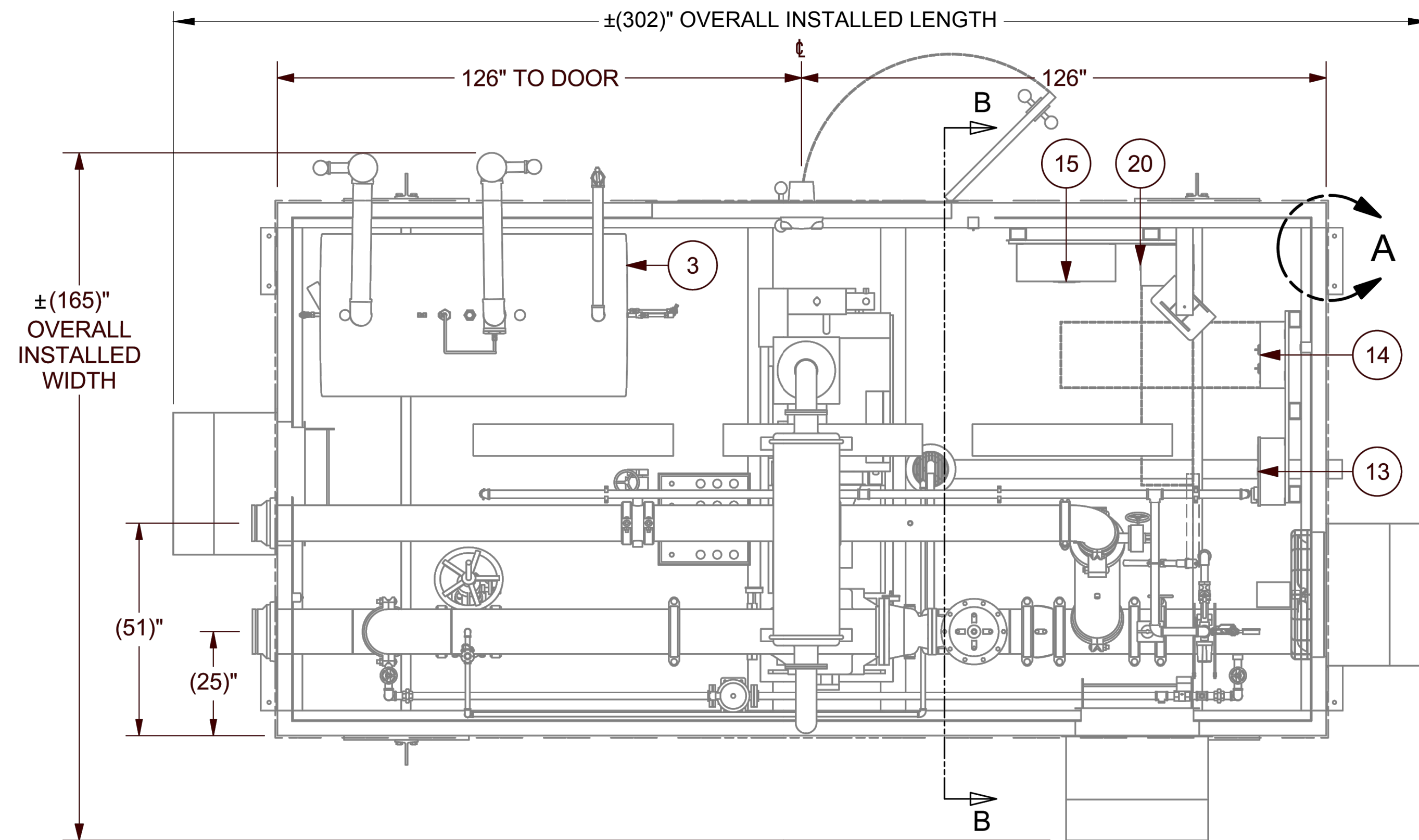
1 TYPICAL FIRE PUMP ENCLOSURE
NOT TO SCALE



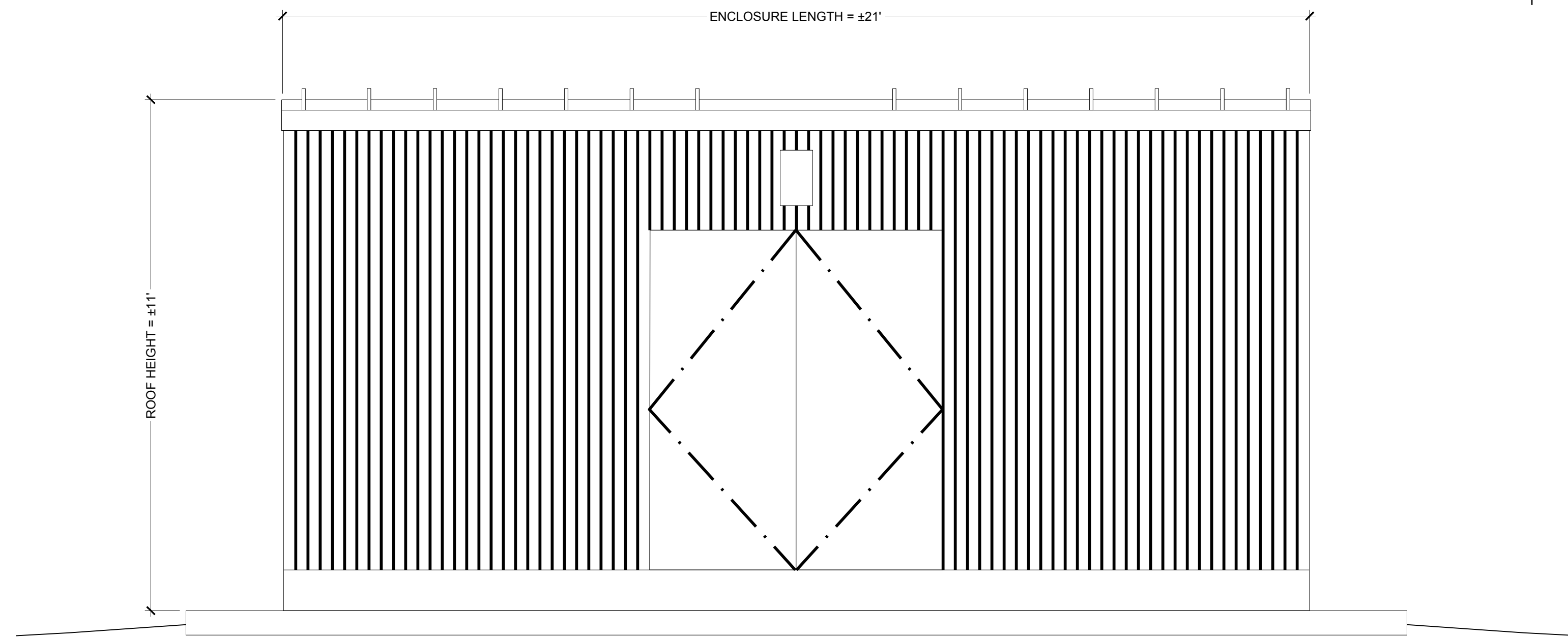
3 TYPICAL ENCLOSURE EXTERIOR ELEVATION - EAST
1/2" = 1'-0"



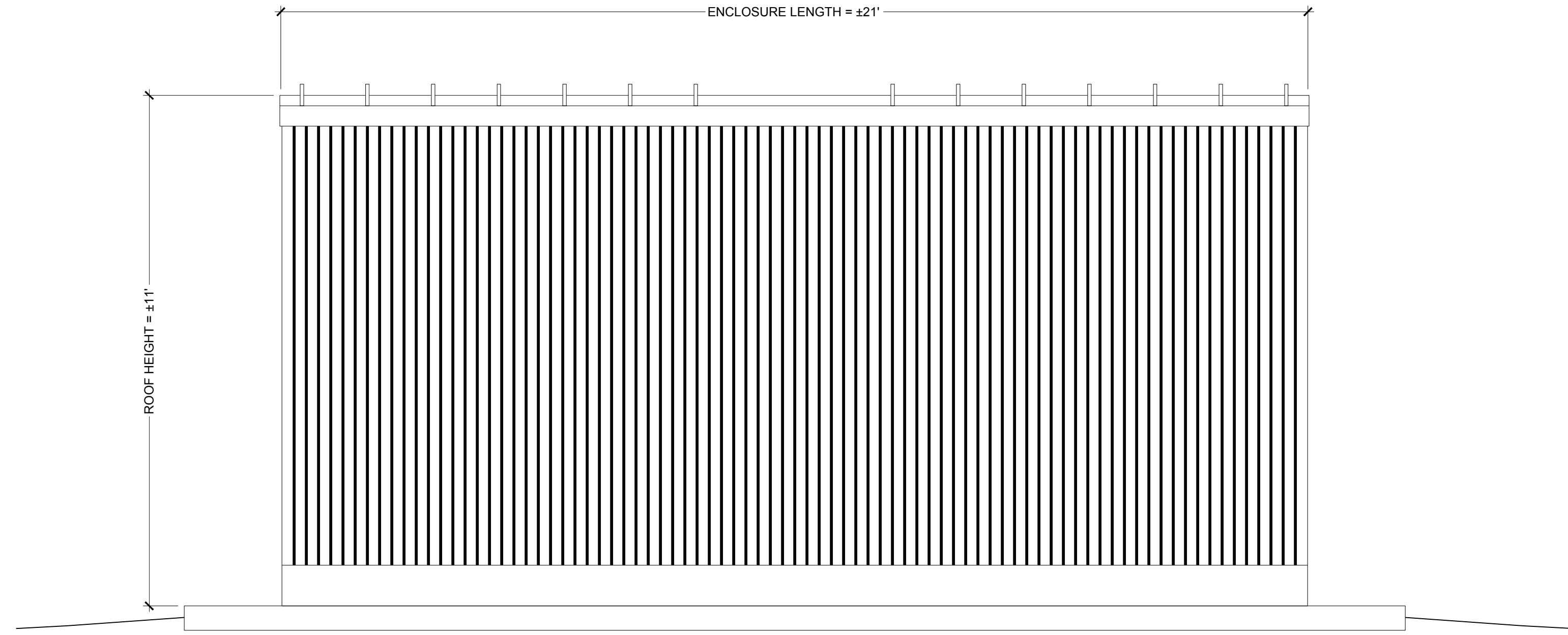
5 TYPICAL ENCLOSURE EXTERIOR ELEVATION - WEST
1/2" = 1'-0"



2 TYPICAL FLOOR PLAN
1/2" = 1'-0"



4 TYPICAL ENCLOSURE EXTERIOR ELEVATION - SOUTH
1/2" = 1'-0"



6 TYPICAL ENCLOSURE EXTERIOR ELEVATION - NORTH
1/2" = 1'-0"



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IMPROVEMENTS**

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SANTA BARBARA, CA 93105

SHEET TITLE

TYPICAL FIRE PUMP
ENCLOSURE

DRAWN BY: QP

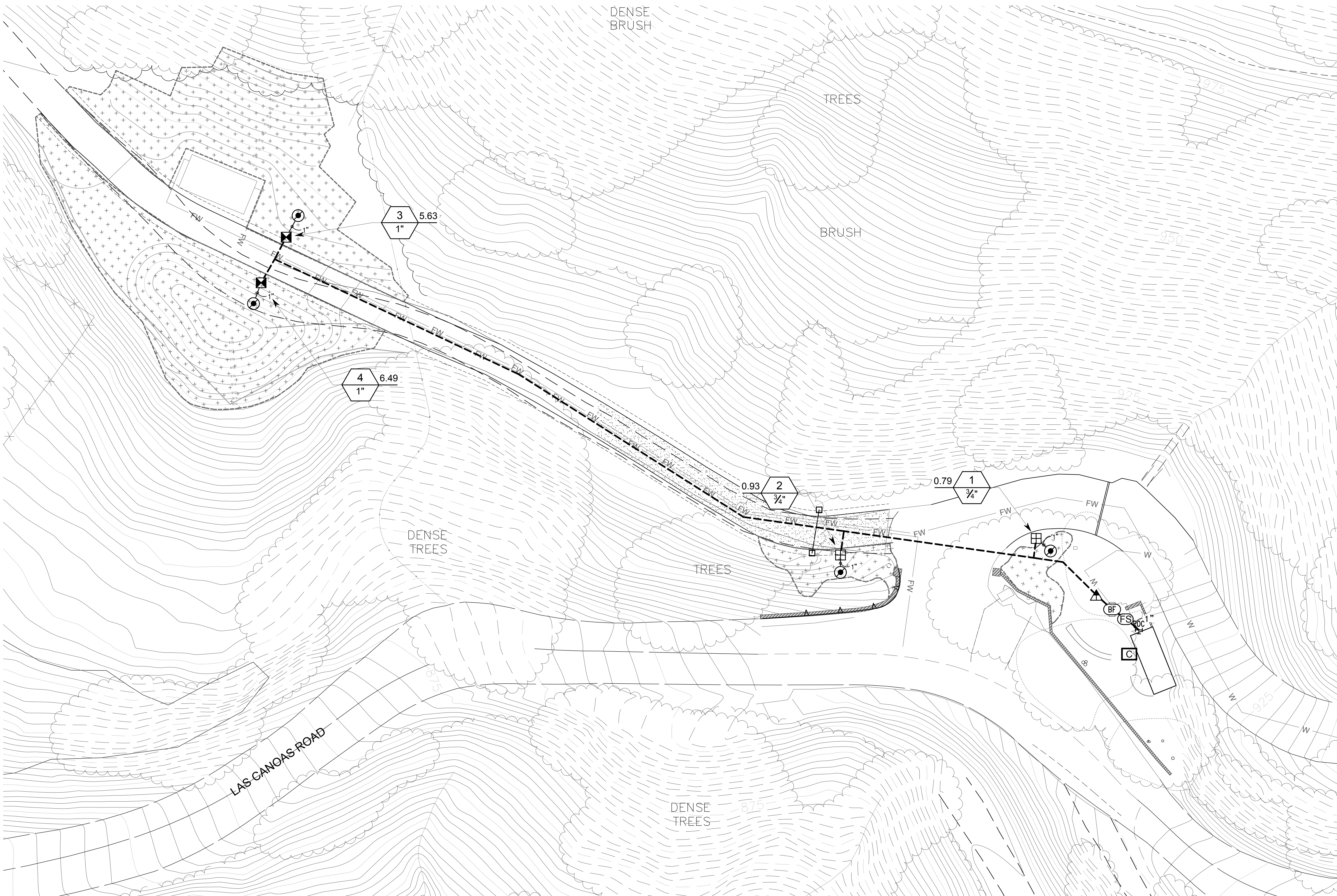
JOB NUMBER: 18045.04

SHEET NO.

A-101

DATE: JANUARY 17, 2020

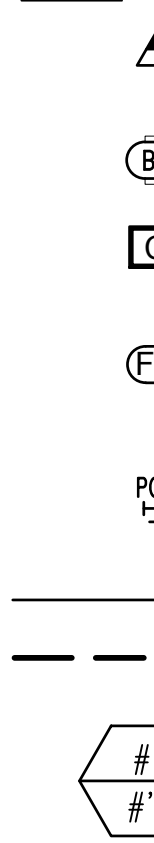
DRAWING NAME: \ARCHCAD\PROJECTS\010 PROJECTS\19.032 CAD\19.032 IN PROGRESS\LAS CANOAS INTERSHEETS\CONSTRUCTION DRAWINGS\IRRIGATION PLAN\LI-1 IRRIGATION PLAN.dwg
PLOT DATE: AUG 14, 2019 - 9:24PM
PLOT BY: JAC2024



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird KCZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Valve, 3/4" Pressure Regulating RBY Filter, and 30psi pressure regulator. 0.2gpm-5gpm.	2
	Rain Bird KCZ-100-PRB-R Medium Plus Flow for Commercial Applications. Purple Cap designates for Reclaimed Water, Non-Potable Use. 1" PESBR Valve and 1" Pressure Regulating 40psi Basket Filter. 5-20gpm.	2
	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	4
	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-90 PSI. Optional diffuser cap (RE) available.	9,225 s.f.
	10HE-B emitters (2 assigned to each 1 gal plant)	342
	20HE-B emitters (3 assigned to each 15 gal plant)	9
	20HE-B emitters (2 assigned to each 4"pot plant)	108
	10HE-B emitters (1 assigned to each 5 gal plant)	
	10HE-B emitters (1 assigned to each flat plant)	

SYMBOL



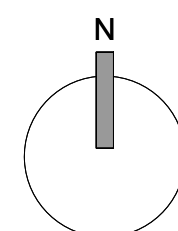
MANUFACTURER/MODEL/DESCRIPTION

Pressure Regulator Pressure limited to 39.35 PSI Honeywell Braukmann Pressure regulator Do6G with gauge M39A1032	1
Febo LF825YA 1" Lead Free Reduced Pressure Backflow Preventer	1
Hunter HCC-800-SS 8 Station Outdoor Wi-Fi enabled, full-functioning controller with touchscreen, Commercial Use. Stainless Steel Cabinet.	1
Hunter HC-100-FLOW 1" Flow meter for use with Hydramise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.	1
Point of Connection 1" Pump House	1
Irrigation Lateral Line: PVC Schedule 40	29.91 l.f.
Irrigation Mainline: PVC Schedule 40	377.8 l.f.

QTY

CRITICAL ANALYSIS

Generated:	2019-08-12 22:06
P.O.C. NUMBER: 01	
Water Source Information:	Pump House
FLOW AVAILABLE	
Point of Connection Size:	1"
Flow Available:	20.24 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	70.00 psi
Pressure Available:	70.00 psi
DESIGN ANALYSIS	
Maximum Station Flow:	6.49 gpm
Flow Available at POC:	20.24 gpm
Residual Flow Available:	13.75 gpm
Critical Station:	4
Design Pressure:	30.00 psi
Friction Loss:	0.09 psi
Fittings Loss:	0.01 psi
Elevation Loss:	0.00 psi
Loss through Valve:	4.99 psi
Pressure Req. at Critical Station:	35.00 psi
Loss for Fittings:	0.41 psi
Loss for Main Line:	4.10 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	10.97 psi
Critical Station Pressure at POC:	50.57 psi
Pressure Available:	70.00 psi
Residual Pressure Available:	19.43 psi



Scale:
1" = 20'

Irrigation Notes:

- See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
- Point of connection is at the approximate location shown on plan.
- Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" maximum) for ease of access. Identify locations and flag on site for Landscape Architect's approval BEFORE excavating for installation.
- All irrigation emission devices shall meet the criteria as set forth in MWELO Section 492.7(a)(1)(M). Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
- Install pressure regulating devices where necessary to ensure that the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance per MWELO Section 492.7(a)(1)(C).
- Indicated pipe locations are schematic. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.
- All piping installed under paving, through walls or footings must be placed inside Schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeves. All pipe runs in sleeves must be straight, with no bends or angles. Sleeves for recycled-water irrigation lines shall be colored to match the pipe.
- Locate irrigation controller at approximate location shown on plan. 110-v j-box by others. Obtain Landscape Architect's approval of location before installing.
- Emitters shall be located on grade and staked a minimum of 6" (six inches) from the center of the plant, or at outer edge of rootball, whichever is greater.
- Install flush end valves at the ends of all 5/8" polyethylene drip tubing in round valve boxes with gravel fill.
- Install irrigation lines at the following minimum depths:
Schedule 40 and class 315 PVC mainline: 18" minimum cover
Schedule 40 PVC lateral line: 12" minimum cover
5/8" polyethylene drip tubing: place on grade with stakes @ 6' O.C.
1/2" polyethylene micro-tubing: place on grade
**Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.
- Emitter layout:
1 gallon plant: 2- 1 GPH (Hunter 10HE-B) emitters per plant
5 gallon plant: 2- 2 GPH (Hunter 20HE-B) emitters per plant
15 gallon plant: 3- 2GPH (Hunter 20HE-B) emitters per plant
Punch emitter into polyethylene tubing. Attach microtubing to emitter. Attach bug cap to open end of microtubing. Bring microtubing to edge of rootball. Stake end of microtubing with plastic stake manufactured for that purpose.
- In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
- Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used. Include 100 linear feet of lateral line and 100 linear feet of mainline. Provide the unit price for such irrigation equipment in the bid and credit the owner for each piece of equipment not installed.
- In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect.
- Verify location of backflow preventer, master control valves, controller and point of connection with Landscape Architect prior to installation.
- Install check valves at the low end of all irrigation lines to prevent low head drainage.
- Landscape Contractor to coordinate with project plumber, and ensure all necessary stub-out locations for podium or raised planters are correct during construction.

Irrigation Pipe Sizing Guidelines:

Schedule 40 mainline up to 1-1/2"	Landscape Design for Water Conservation Compliance Statement	
0-4 gpm	1/2"	
5-8 gpm	3/4"	
9-12 gpm	1"	
13-22 gpm	1-1/4"	
23-30 gpm	1-1/2"	
Class 315 mainline 2" and up		
30-50 gpm	2"	
51-70 gpm	2- 1/2"	
71-100 gpm	3"	
Schedule 40 lateral line		
0-4 gpm	1/2"	
5-10 gpm	3/4"	
11-16 gpm	1"	
17-26 gpm	1-1/4"	
27-35 gpm	1-1/2"	
36-55 gpm	2"	
56-80 gpm	2-1/2"	
81-120 gpm	3"	
Weathermatic valves		
0-20 gpm	1"	
20-40 gpm	1-1/2"	
40-80 gpm	2"	
Rainbird KCZ drip valves		
0-15 gpm	1"	
15-40 gpm	1-1/2"	
Mandatory Measures:	(Show calculations of required areas on referenced sheets.)	Sheet #
No turf in parkways, medians or other areas with any dimension or < 8 feet		LP-1
No turf on >20% slope		LP-1
Residential, mixed-use & institutional projects, 280% of site's landscaped area in water wise plants; Commercial projects, 100% of landscaped area planted with water wise plants		LP-1
Three inches of mulch, specified as required		LP-1 notes
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformly, head-to-head spacing and setbacks from walkways and pavement		LI-1
Sprinklers have matched precipitation rates within each valve and circuit		LI-1
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements		LI-1
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system if including an automatic irrigation system		LI-1
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, subsurface, or drip irrigation		LI-1
Dripflow volume irrigation system on >25% of landscaped area		LI-1
Check valves (inline or integrated) located to prevent unwanted draining of irrigation lines		LI-1
Pressure regulator(s) scheduled for mainline(s) if necessary, inline regulators at each valve		LI-1
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales		See Civil
Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates		See Civil
Calculations: Drip irrigation is provided on greater than 80 percent of landscape area. Total landscape area: 9,322 square feet Low water use 9,322 sf =100%		
I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards. It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.		
Signature License # 2911	Laurie Romano Exp. Date August 30, 2021	



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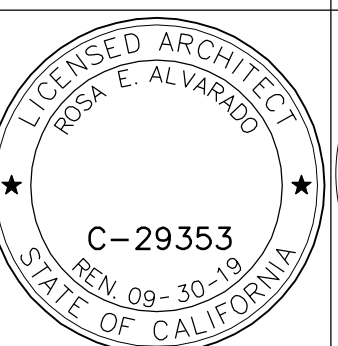
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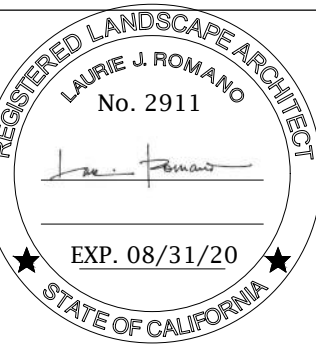
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1964 LAS CANOAS ROAD
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SHEET TITLE

IRRIGATION PLAN

DRAWN BY: QP

JOB NUMBER: 18045.04

SHEET NO.

LI-1

DATE: JANUARY 17, 2020

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1964 LAS CANOAS ROAD
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IRRIGATION SPECIFICATIONS

SHEET NO. _____

LI-3

DATE: JANUARY 17, 2020

028100 - 3028100 - 6028100 - 9



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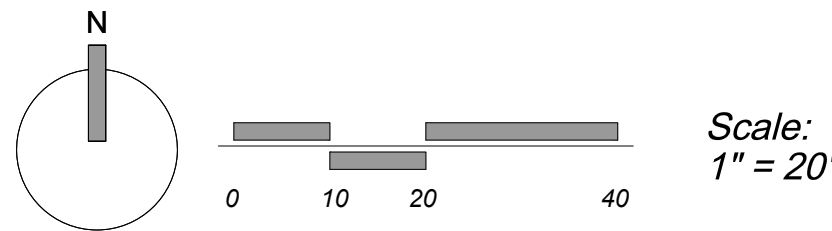
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PLOT DATE: AUG 14, 2019 - 9:24AM
PLOT BY: JAC2004



SEE SHEET LP-2 AND LP-3 FOR PLANTING
PLAN ENLARGEMENTS
SEE SHEET LP-2 FOR PLANTING NOTES
SEE SHEET LP-5 FOR PLANTING
SPECIFICATIONS
SEE SHEET LI-1 FOR LANDSCAPE
COMPLIANCE STATEMENT

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
Qm	3	Quercus agrifolia	Coast Live Oak Multi-Trunk	15 gal	Low	
Sm	6	Sambucus mexicana	Mexican Elderberry	5 gal	Low	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
Ha	22	Heteromeles arbutifolia	Toyon	5 gal		
Pl	13	Prunus ilicifolia 'Yoni'	Catalina Cherry	5 gal	Low	
Re	19	Rhamnus californica 'Eve Case'	California Coffeeberry	1 gal	Low	
Rm	13	Rhamnus californica 'Mound San Bruno'	California Coffeeberry	5 gal	Low	
Ro	16	Rhus ovata	Sugar Bush	1 gal	Low	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	264	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	1 gal	Low	60" o.c.
	206 sf	Gravel 3/8"	Hamly Gold or California Gold	flat	N/A	



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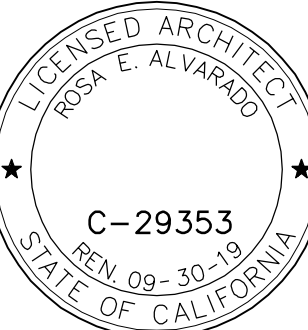
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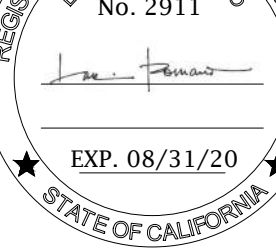
ARCADIA STUDIO, INC.
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Santa Barbara, CA 93101
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GREER STRUCTURAL ENGINEERING
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2301 CEDAR SPRINGS RD, SUITE 200
DALLAS, TX 75201

1964 LAS CANOAS ROAD
SANTA BARBARA, CA 93105

*PLANTING
ENLARGEMENT
WEST*

SHEET NO.

LP-2

DATE: JANUARY 17, 2020





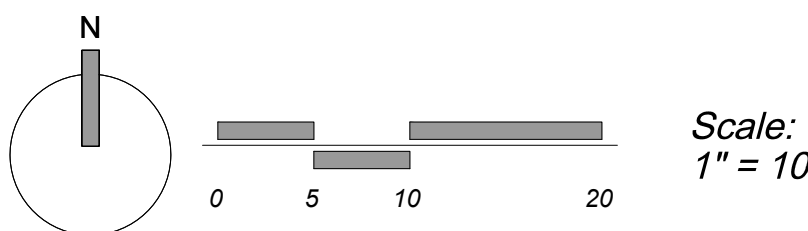
NATIVE SHRUB _____
Heteromeles arbutifolia / Toyon

NATIVE SHRUB
Sambucus mexicana / Elderberry

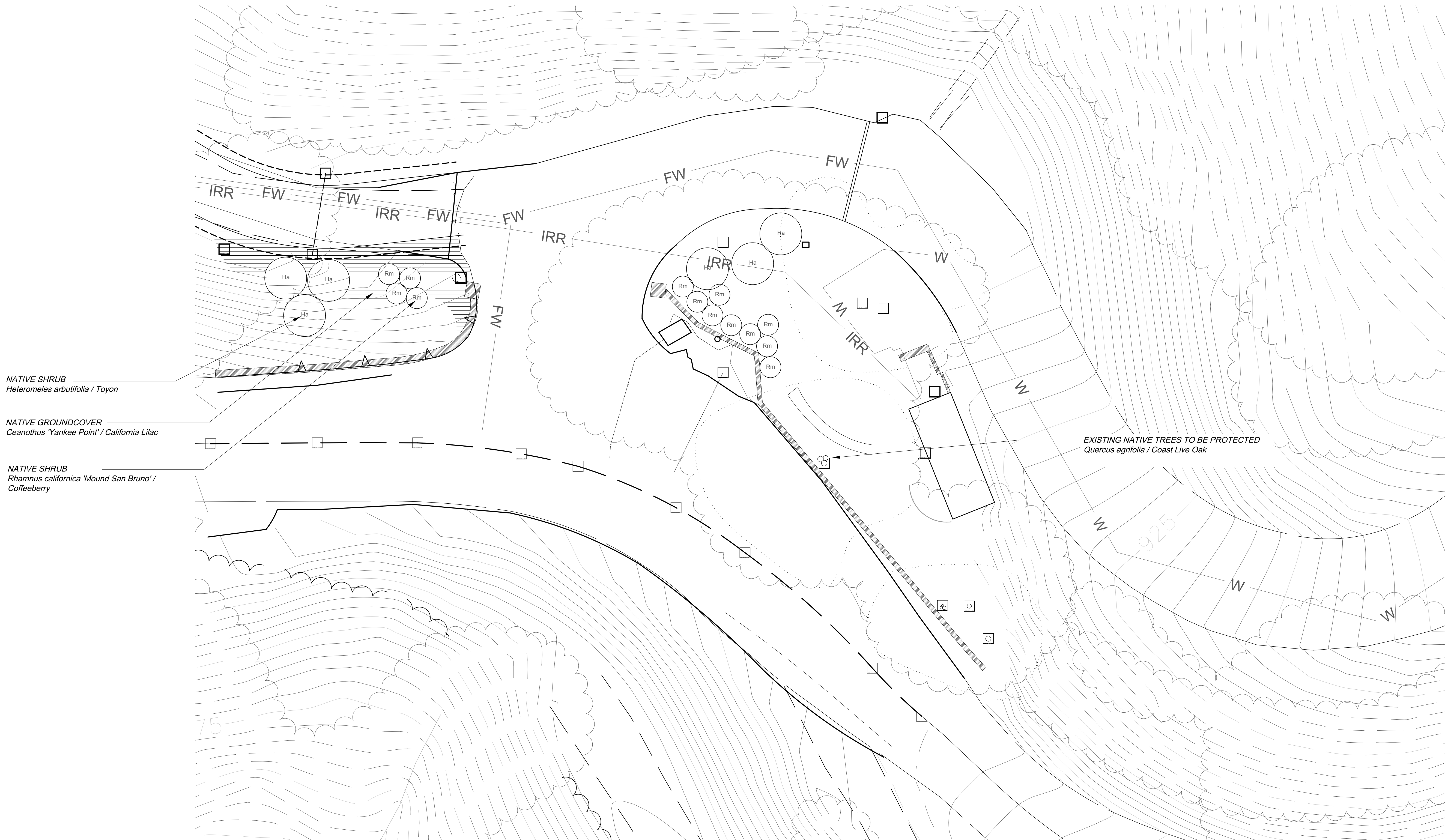
NATIVE SHRUB
Rhus ovata / Sugarbush

PLANT SCHEDULE NEW PUMP HOUSE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
Qm	3	Quercus agrifolia	Coast Live Oak Multi-Trunk	15 gal	Low	
Sm	6	Sambucus mexicana	Mexican Elderberry	5 gal	Low	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
Ha	16	Heteromeles arbutifolia	Toyon	5 gal	Low	
Pl	13	Prunus ilicifolia 'Iyni'	Cassia Cherry	5 gal	Low	
Re	19	Rhamnus californica 'Eve Case'	California Coffeetberry	1 gal	Low	
Ro	16	Rhus ovata	Sugar Bush	1 gal	Low	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	250	Ceanothus griseus horizontalis 'Yankee Point'	California Lilac	1 gal	Low	60" o.c.
	206 sf	Gravel 3/8"	Hanly Gold or California Gold	flat	N/A	



DRAWING NAME: \ARCADIA\PROJECTS\010 PROJECTS\19.032 LAS CANOAS WATER\19.032 CAD\19.032 IN PROGRESS\LAS CANOAS WATER\SHEETS\CONSTRUCTION DRAWINGS\PLANTING PLAN\LP-3 PLANTING ENLARGEMENT EAST.DWG
PLOT DATE: AUG 14, 2019 - 9:25PM
PLOT BY: JAC204

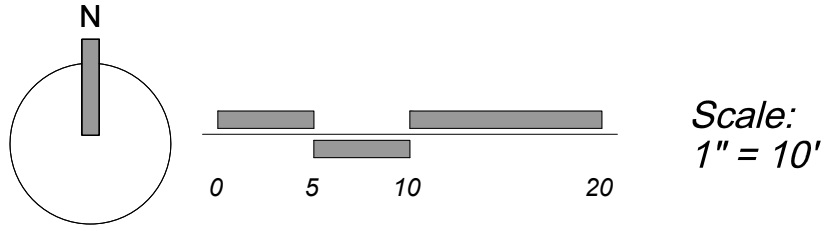


PLANT SCHEDULE DRIVEWAY ENTRY

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
Ha	6	<i>Heteromeles arbutifolia</i>	Toyon	5 gal	
Rm	13	<i>Rhamnus californica</i> 'Mound San Bruno'	California Coffeeberry	5 gal	Low

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	SPACING
	14	<i>Ceanothus griseus horizontalis</i> 'Yankee Point'	California Lilac	1 gal	Low	60" o.c.

SEE SHEET LP-2 AND LP-3 FOR PLANTING
PLAN ENLARGEMENTS
SEE SHEET LP-2 FOR PLANTING NOTES
SEE SHEET LP-3 FOR PLANTING
SPECIFICATIONS
SEE SHEET L1-1 FOR LANDSCAPE
COMPLIANCE STATEMENT



802 EAST COTA STREET, SUITE A
SANTA BARBARA, CA 93103
TEL (805) 963-1955

- CONSULTANTS
- PLANNER
SUZANNE ELLEDGE PLANNING & PERMITTING SERVICES
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Santa Barbara, CA 93101
TEL (805) 966-2758
- CIVIL ENGINEER
FLOWERS & ASSOCIATES, INC.
201 N. Calle Cesar Chavez, Suite 100
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TEL (805) 966-2224
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- ELECTRICAL ENGINEER
ALAN NOELLE ENGINEERING
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Santa Barbara, CA 93101
TEL (805) 563-5444

ARCHITECT STAMP

CONSULTANT STAMP

AGENCY APPROVAL

REVISIONS		
NO.	DATE	DESCRIPTION

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DALLAS, TX 75201

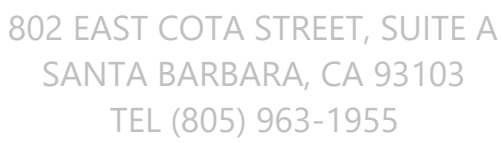
WATER UTILITIES IMPROVEMENTS
1964 LAS CANOAS ROAD
SANTA BARBARA, CA 93105

SHEET TITLE
PLANTING ENLARGEMENT EAST

DRAWN BY: QP JOB NUMBER: 18045.04
SHEET NO.

LP-3

DATE: JANUARY 17, 2020



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REVISIONS

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SHEET TITLE

PLANTING DETAILS

DRAWN BY: QF

2-4

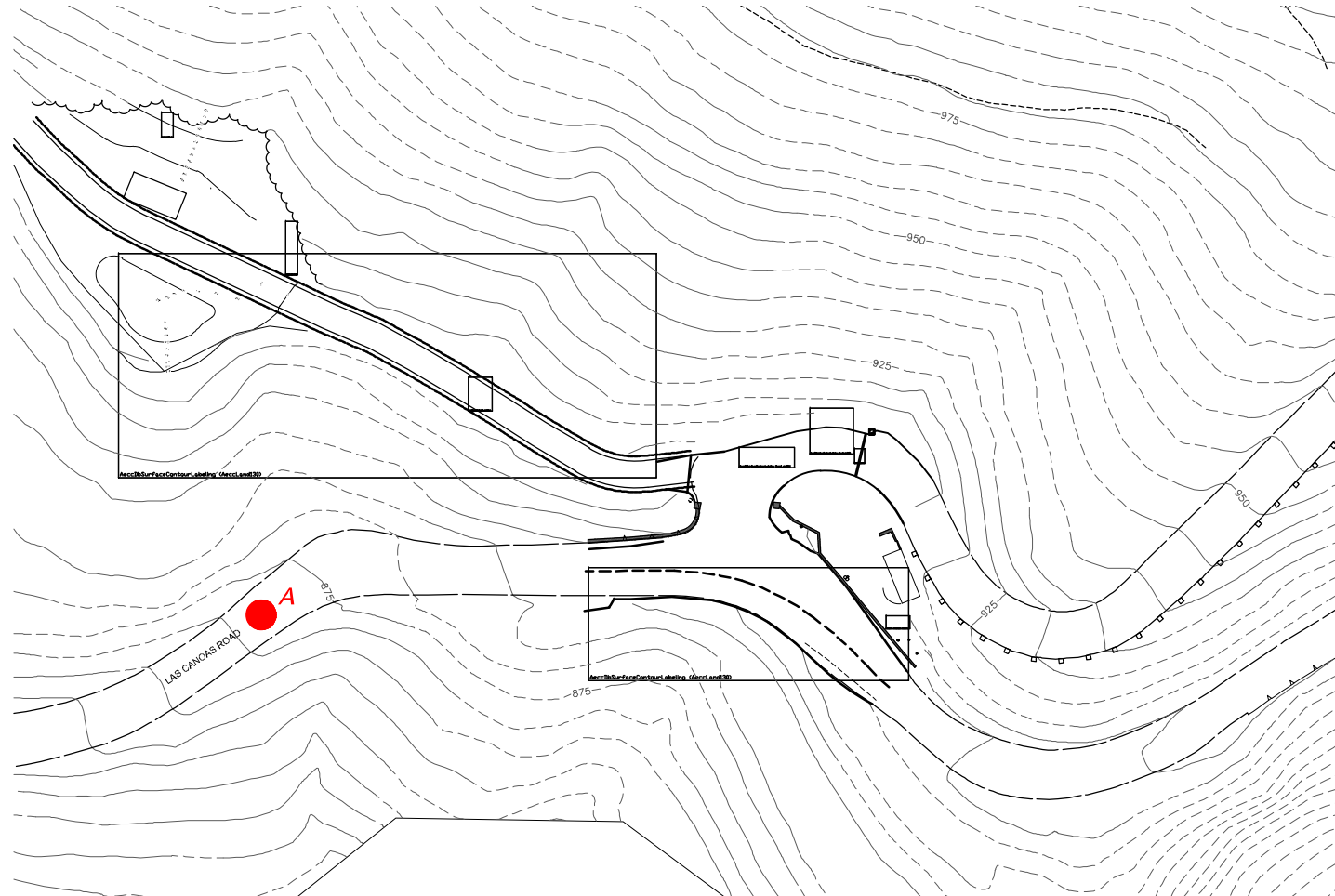
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Proposed Perspective A



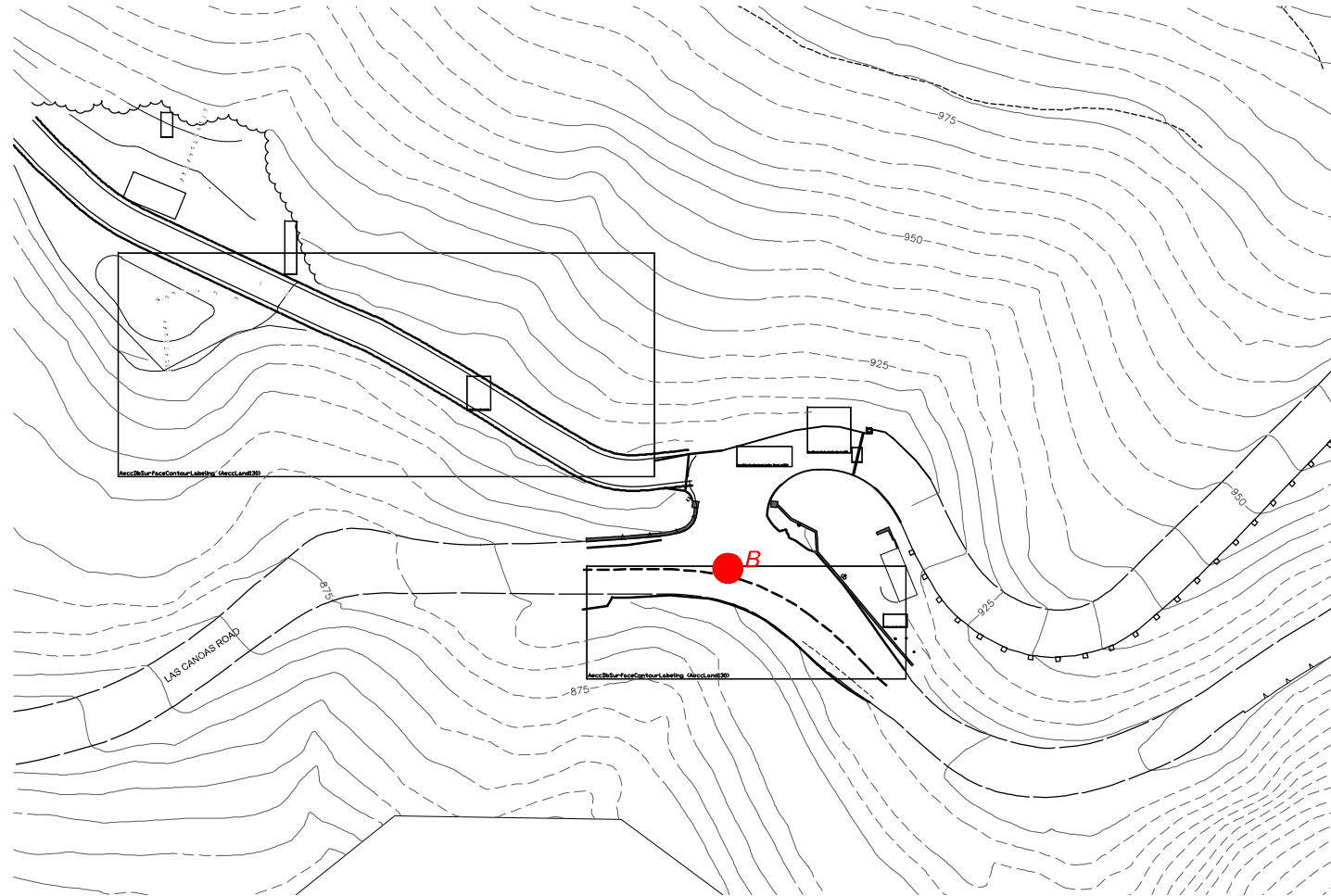
Existing Perspective A



Proposed Perspective B



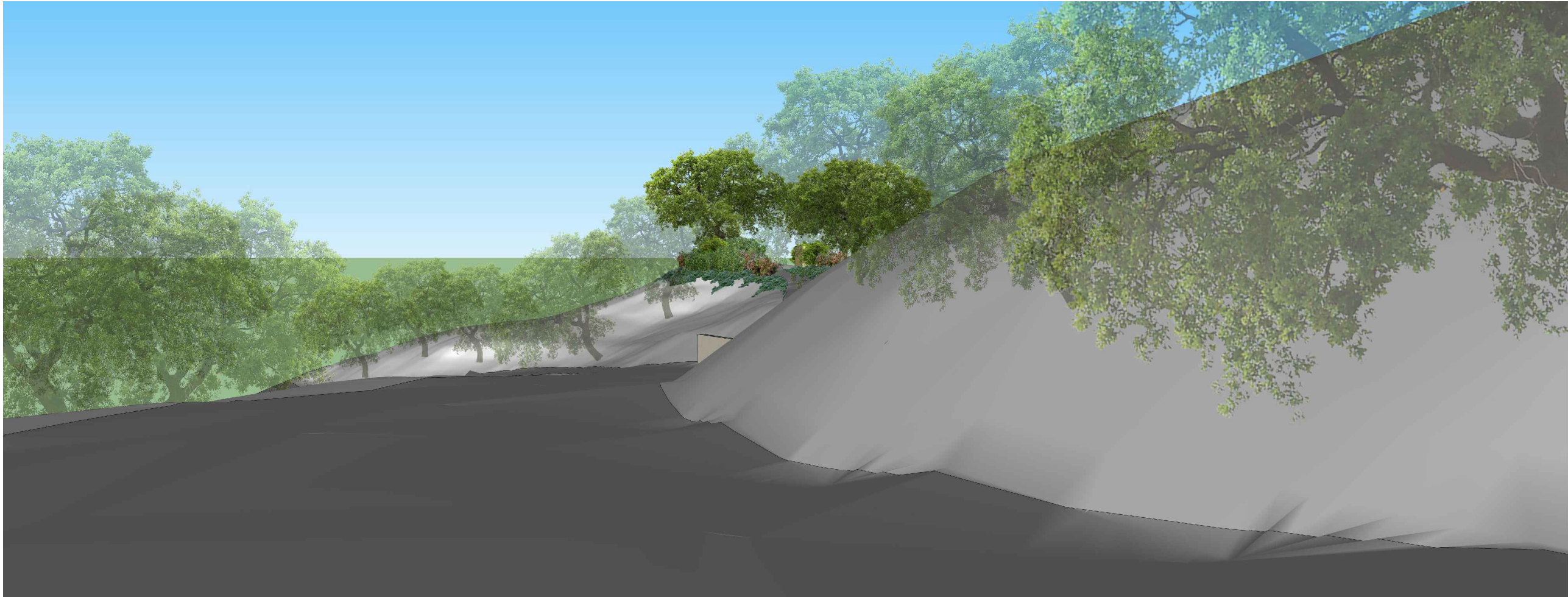
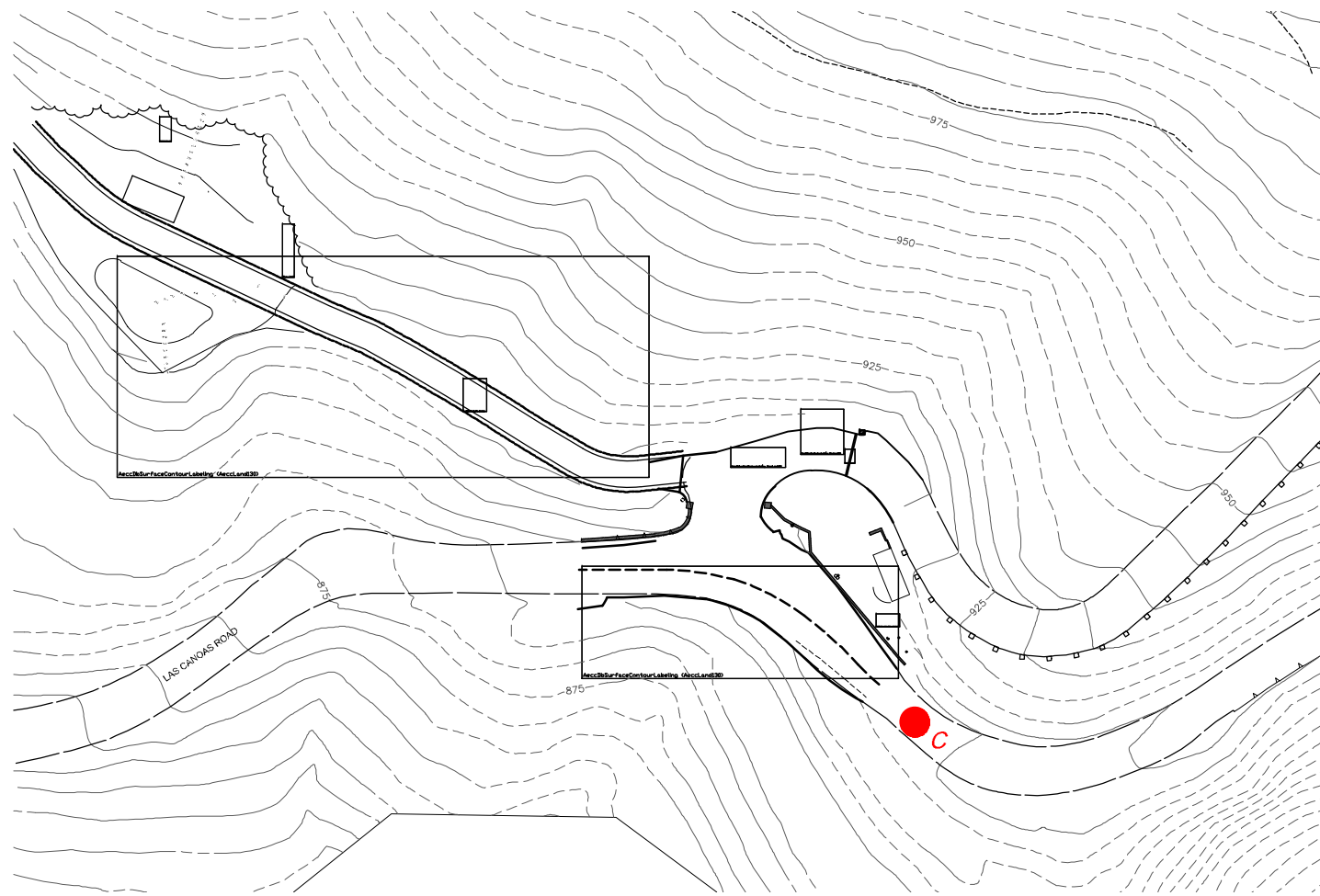
Existing Perspective B



Proposed Perspective C



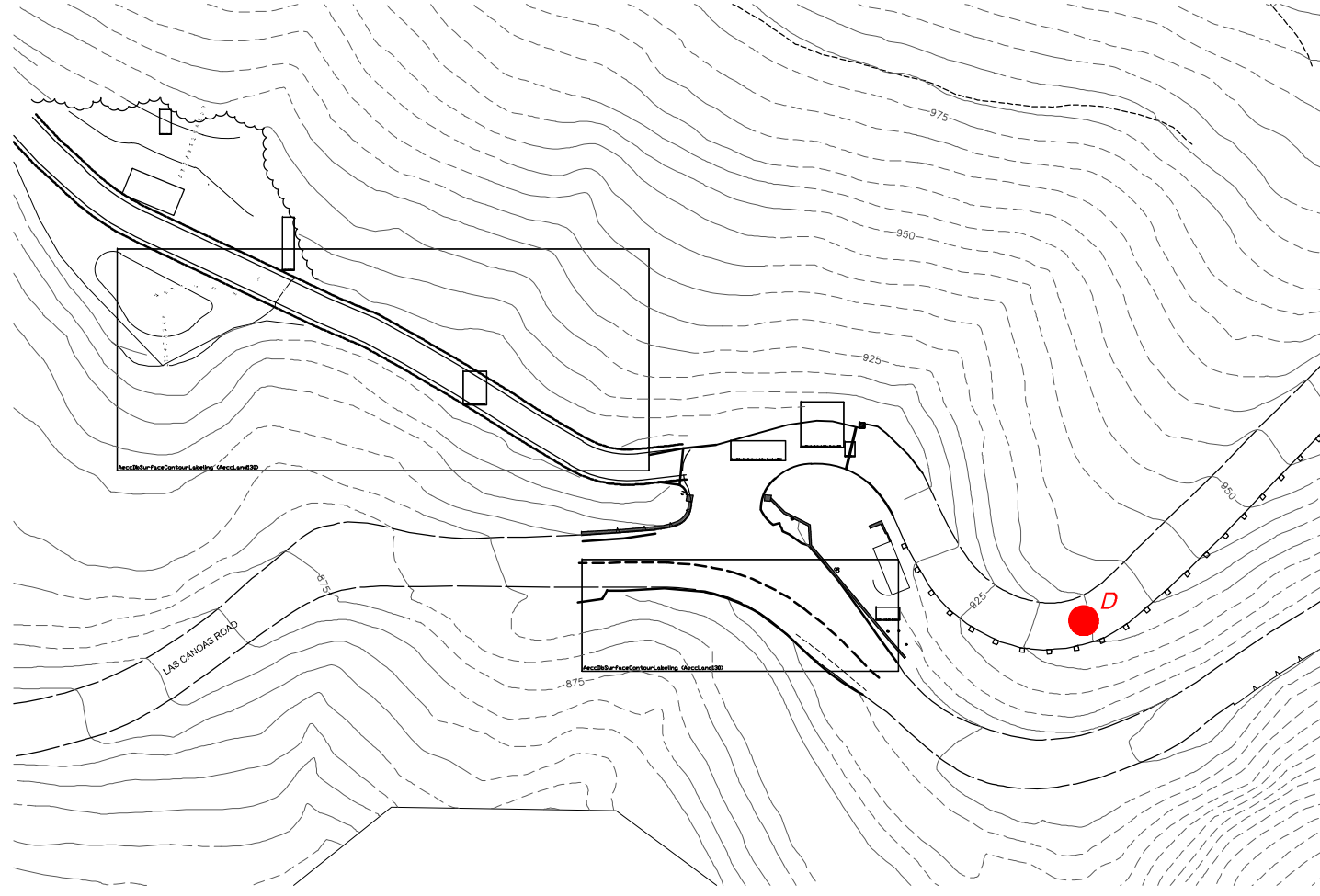
Existing Perspective C



Proposed Perspective D



Existing Perspective D



Ceanothus griseus horizontalis 'Yankee Point'
Yankee Point Ceanothus



Heteromeles arbutifolia
Toyon



Rhamnus californica
Coffeeberry



Rhus ovata
Sugar Bush



Sambucus mexicana
California Elderberry



Quercus agrifolia
Coast Live Oak



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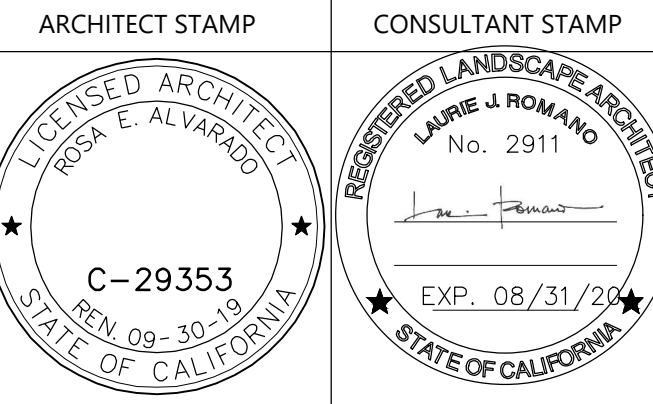
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SHEET TITLE
IMAGES & PERSPECTIVES

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SHEET NO.

LSK-1

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